

LU/427/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Single storey pitched roof bedroom extension. 8 Whiteways Close, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey pitch roof bedroom extension measuring approximately 4.4m in height, 1.8m in width and 5.1m in length. All materials are to match the existing dwelling.
SITE AREA	490 square metres approximately.
TOPOGRAPHY	Predominately flat.
TREES	One Palm tree approximately 3m in height.
BOUNDARY TREATMENT	0.5m open wire fencing to the rear, 1.8m close boarded timber fencing to the north and south.
SITE CHARACTERISTICS	Detached single storey with elevations with the first half red/brown brick, the upper half brown tiled and a red/brown tiled gabled roof. There is an attached garage and a flat roof dormer to the north. In addition there is a driveway and a garden to the front which is of opened plan design.
CHARACTER OF LOCALITY	The site is situated within a cul-de-sac on a residential housing estate the character of which is predominantly residential and detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Parish Council.	Awaiting No objection.
LOCAL GROUPS.	None.
OTHER.	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Right of Way. Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: DEV1.
Arun District Local Plan: GEN7, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The site is situated within a cul-de-sac the character of which is predominantly residential; the proposal seeks planning permission for a single storey pitched roof bedroom extension.

The proposed extension will be visible within the street scene however as its design sympathetically relates to and visually integrates with the main dwelling, it is considered not to be obtrusive.

Adequate distances, when assessed against the height of the proposal, are considered to be maintained to preclude any adverse overshadowing or overbearing effect to any neighbouring dwellings. No adverse overlooking or loss of privacy is considered to occur by reason of the single storey nature of the proposal.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties in relation to overshadowing, overbearing effect, loss of

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CONCLUSIONS

privacy or overlooking.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: LU/427/07/

1 To Addressee

2 Site Address
8 Whiteways Close
Littlehampton

3 Description of Development
Single storey pitch roof bedroom extension

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

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RECOMMENDATION

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CONDITION 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7, DEV19.

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Ms E Bailey